

Chapter 20.50 DEFINITIONS

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Except where specifically defined herein, all words used in this Code shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word “shall” is always mandatory, the word “may” denotes a use of discretion in making a decision; the words “used” or “occupied” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.” Words used in the masculine gender include the feminine, and the feminine the masculine.

20.50.010 A definitions.

Accessory Parking. Parking provided to serve a specific use. (Ord. 2945, 2-2-81, § 17)

Active Recreation Area. An area which provides active recreational facilities for tenants of the development of which it is a part. (Ord. 2945, 2-2-81, § 17)

Adjoining. Next to, abutting.

Administrative Office. A use for general administrative and bookkeeping functions of a business but not for sales, display or storage of goods. (Ord. 4028, 7-17-89, § 10)

Adult Day Care. An adult care service use providing regularly scheduled care for a period less than 24 hours. An adult care service use meeting the definition of an Adult Family Home as defined pursuant to RCW 70.128.010(1) does not fall within the scope of this definition. (Ord. 5876, 5-18-09, § 35)

Adult Entertainment Use. An Adult Retail Establishment, Adult Theater, or any premises required to be licensed as an Adult Cabaret under Chapter 5.08 BCC. (Ord. 4730, 1-23-95, § 1; Ord. 3884, 2-16-88, § 3)

Adult Retail Establishment. A retail establishment in which a substantial portion of the “stock in trade” (under either definition A or B under LUC 20.50.046) consists of merchandise distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to “specified sexual activities” or “specified anatomical areas,” or a retail establishment which has as one of its principal purposes, the sale, exchange, rent, loan, trade, transfer, and/or viewing of merchandise distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to “specified sexual activities” or “specified anatomical areas.” The term “merchandise” as used above includes but is not limited to the following: books, magazines, posters, cards, pictures, periodicals, or other printed matter; prerecorded video tapes, discs, film or other such medium; instruments, devices, equipment, paraphernalia or other such products. (Ord. 5189, 12-6-99, § 2; Ord. 3884, 2-16-88, § 3)

Adult Theater. An enclosed building or drive-in facility used for presenting, for commercial purposes, motion pictures, films, video cassettes, cable television, live entertainment or any other such material, performance or activity distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to “specified sexual activities” or “specified anatomical areas” for observation by patrons therein. Buildings housing panoramas, peep shows or topless or nude dancing are included in the definition above. The term “used” in the foregoing sentence describes a continuing course of conduct. (Ord. 3884, 2-16-88, § 3)

Affordable Housing. Housing used as the primary residence of an affordable housing qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than 80 percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than 30 percent of household income for housing expenses. Households with income less than 80 percent of the median annual income, adjusted for household size, may purchase or rent these affordable units. In addition, affordable housing in the Bel-Red Subarea shall include for-sale units that are affordable up to 100 percent of the median annual income. The Director shall issue administrative rules for establishing the sales or rental price of affordable units and the eligibility of residents. (Ord. 5876, 5-18-09, § 35; Ord. 4855-C, 2-14-96, § 2; Ord. 4829, 12-5-95, § 2; Ord. 4269, 7-8-91, § 2)

Affordable Housing – Low Income. Housing, used as the primary residence of a low income qualified household. The price of low income units is based on that amount a low income household can afford to pay for housing, when household income is less than 50 percent of the median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than 30

percent of household income for housing expenses. Households with income less than 50 percent of the median annual income, adjusted for household size, may purchase or rent these affordable units. The Director shall issue administrative rules for establishing the sales or rental price of low income units. (Ord. 4855-C, 2-14-96, § 2; Ord. 4829, 12-5-95, § 2; Ord. 4269, 7-8-91, § 2)

Agricultural Lands, Prime. Soils for crop production with little or no limitations, or hazards, for crop production.

Airfield. A basic utility stage 1 airport as defined by the Federal Aviation Authority.

Alley. A public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

Alteration. Any change, addition or modification in construction or occupancy or any change, addition or modification to a site, building or occupancy.

Ambulatory Health Care Center. A medical institution building which is designed for delivery of a range of health care and high acuity specialty care services and is not licensed as a hospital. (Ord. 5587, 3-7-05, § 13)

Animal Service. Retail sale, service, or veterinary uses in which health care, pet grooming, pet day care, or hobby kennel, kennel, or boarding services for animals are provided. (Ord. 5876, 5-18-09, § 35)

Apartment House. A building or portion of a building arranged or designed to be occupied by three or more families living independently of each other.

Appliances, Major – Retail. The retail sale of refrigerators, freezers, ranges, dishwashers, trash compactors, washers, dryers, hot water heaters, wood stoves, furnaces, televisions, video-cassette recorders, and stereos, or combinations thereof, including the retail warehouse sales of such items. (Ord. 3747, 1-20-87, § 16)

Arcade. A continuously covered area which functions as a weather protected extension of the publicly accessible space which it abuts. (Ord. 2945, 2-2-81, § 17)

Area, Site. The area within the property lines. (See also Floor Area, Gross and Floor Area, Usable.)

Area of Special Flood Hazard. The land in the floodplain subject to a one percent or greater chance of flooding in any given year as calculated in the Storm and Surface Water Utility Code, Chapter 24.06 BCC. This area is identified in an engineering report entitled “Flood Insurance Study – City of Bellevue, Washington” dated June 1978 and revised March 23, 1982. This area is also shown in the City of Bellevue Sensitive Area Notebook. (Ord. 3775, 5-26-87, § 24)

Assembly Room. See Auditorium. (Ord. 3747, 1-20-87, § 16)

Assisted Living. An establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a convalescent or nursing home. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities, a full kitchen or no kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services which do not require state or federal licensing. In addition, these facilities may have a communal dining area, recreation facilities (library, lounge, game room), laundry facilities and open space. (Ord. 4065, 10-23-89, § 7)

Assurance Device. A mechanism approved by the City whereby the City has recourse to identifiable assets of the applicant in order to insure compliance with this Code in conformance with LUC 20.40.490. (Ord. 3690, 8-4-86, § 36)

Athletic Club. A use, generally membership oriented, featuring exercise, sports and other active physical conditioning, as well as a broader range of services such as full service restaurants and meeting rooms. (Ord. 4028, 7-17-89, § 10)

Auditorium. A facility designed for the assembly of persons for exhibitions, performances, conferences, or other purposes serving an assembly function. (Ord. 3747, 1-20-87, § 16)

20.50.012 B definitions.

Basement. That portion of a story partly or totally underground and having at least one-half of its height more than five feet below the adjoining finished grade. (Ord. 5989, 2-7-11, § 8)

Battery Charging Station. An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes, and regulations set forth in Chapter 19.28 RCW and consistent with the rules adopted by the Building Code Council for electric vehicle infrastructure requirements. (Ord. 5989, 2-7-11, § 8)

Battery Exchange Station. A fully automated facility that will enable an electric vehicle with an interchangeable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth in Chapter 19.28 RCW and consistent with the rules adopted by the Building Code Council for electric vehicle infrastructure requirements. Operators of battery exchange stations must comply with federal and state law regulating the handling, storage, and disposal of batteries. (Ord. 5989, 2-7-11, § 8)

Bed and Breakfast. A dwelling which temporarily houses guests for profit. (Ord. 4028, 7-17-89, § 10)

Bel-Red. The area of the city located generally from Interstate 405 to Bellevue's border with Redmond at 148th Ave NE (including a small triangle west of 156th Ave NE) and between State Route 520 and Bellevue-Redmond Road, which area is more specifically described in the Bel-Red legislative rezone (Ordinance No. 5875). (Ord. 5876, 5-18-09, § 36)

Best Available Science (BAS). Current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925, now or as hereafter amended. (Ord. 5683, 6-26-06, § 34)

Best Available Technology. The most effective method, technique or product available which is generally accepted in the field and which is demonstrated to be reliable and effective, which requires a low level of maintenance and which is responsive to the needs of the specific situation in which it is proposed to mitigate adverse impacts on the natural system. (Ord. 3775, 5-26-87, § 25)

Binding Site Plan. The division of land into lots or tracts classified for industrial or commercial use as provided by RCW 58.17.020 and 58.17.040. (Ord. 3848, 11-16-87, § 10)

Boarding. An animal service, which may include hobby kennel, kennel, veterinary, or pet day care uses. (Ord. 5876, 5-18-09, § 36)

Boarding House. A dwelling in which roomers and/or boarders are housed and/or fed for profit (see LUC 20.20.140). (Ord. 4654, 6-6-94, § 77; Ord. 4028, 7-17-89, § 11)

Boathouse. A covered moorage or overwater structure screened or enclosed by one or more sides exceeding 30 inches in height, except for vessels. (Ord. 4055, 3914, 9-25-89, § 20)

Boundary Line Adjustment. A division made for the purpose of alteration by adjusting boundary lines between platted or unplatted lots or both which does not create any additional lots, tracts, parcels, or building sites, nor create existing lots which are more nonconforming. (Ord. 5480, 10-20-03, § 33; Ord. 3937, 7-18-88, § 3)

Breakwater. Protective structure usually built offshore for the purpose of protecting the shoreline or harbor areas from wave action of water.

Bridge. A structure spanning and providing passage over a gap or barrier, such as a stream, river, floodplain, ravine or roadway. There are six basic modern bridge forms: the beam, the truss, the arch, the cantilever, the cable-stay, and the suspension. (Ord. 5683, 6-26-06, § 34)

Buildable Area. That area of a property remaining after area defined as a critical area and critical area buffer pursuant to Part 20.25H LUC has been subtracted from the gross land area. (Ord. 5683, 6-26-06, § 35; Ord. 5403, 8-5-02, § 13; Ord. 3775, 5-26-87, § 25)

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height. The vertical distance measured from the average elevation of the finished grade around the building or building segment to the highest point of a flat roof, or to the mean height between the eaves and ridge of a pitched roof. Specifically excluded from this definition and from the regulation of maximum building height are structural elements not intended for habitation and not exceeding 15 feet above the maximum building height including penthouses for mechanical and elevator equipment, chimneys, wireless communication facility antenna arrays, smoke and ventilation stacks, flag poles, mechanical and elevator equipment, and parapet walls designed solely to screen mechanical and elevator equipment. This definition does not apply to projects located within a Transition Area Design District (refer to LUC 20.25B.040), the Shoreline Overlay District (refer to LUC 20.25E.017), Single-Family Land Use Districts (refer to the definition of Building Height – Single-Family Land Use Districts contained in this section; see also LUC 20.10.440, Note (16)), and to the F1 Land Use District (refer to LUC 20.25F1.040, Footnote (6)). (Ord. 5791, 12-3-07, § 1; Ord. 5460, 8-4-03, § 9; Ord. 5232, 7-17-00, § 19; Ord. 5086, 8-3-98, § 9; Ord. 4352, 4-13-92, § 2; Ord. 2945, 2-2-81, § 18)

Building Height – Single-Family Land Use Districts. The vertical distance measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or to the ridge of a pitched roof, provided this measurement does not apply to chimneys, wireless communication facility antenna arrays, shortwave radio antennas, smoke and ventilation stacks, and flag poles. (Ord. 5896, 8-3-09, § 4; Ord. 5791, 12-3-07, § 2)

Building Segment. That portion of a terraced building on a sloping site which has a separate roof line or finished floor elevation with a grade change of at least four feet. (Ord. 4352, 4-13-92, § 3)

Building Site. A legal lot or parcel. See Area, Site.

Bulkhead. A wall or embankment used for holding back earth.

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Caliper. The diameter of a tree in inches as measured according to specifications promulgated by the American Association of Nurserymen in American Standard For Nursery Stock, ANSI Z60,1-1990. See also Significant Tree. (Ord. 4973, 3-3-97, § 602; Ord. 4816, 12-4-95, § 702)

***Camper.** A roomlike addition over the bed of a pickup truck, outfitted as temporary living quarters. (Ord. 5475, 10-20-03, § 13)

**Effective only within the jurisdiction of the East Bellevue Community Council.*

***Camper Shell.** Any all-weather cargo enclosure which is mounted on the walls of a truck over the bed, contains no interior fittings, and is used for the transportation of cargo. (Ord. 5475, 10-20-03, § 14; Ord. 3985, 2-21-89, § 5)

**Not effective within the jurisdiction of the East Bellevue Community Council.*

Center, On. The distance measured between the center of two or more tree trunks or plants.

Central Business District or CBD. See Downtown. (Ord. 4979, 3-17-97, § 19)

Certificate of Occupancy. Permit to occupy, or change occupancy in, a structure; issued by the Development Services Department. (Ord. 3498, 5-27-85, § 128)

Child Care Service. A use providing regular care and training for children, generally for less than 24 hours, outside of the immediate family, or K through 12 education system. This use includes family child care homes and child day care centers. Also included are preschool and nursery school facilities which are not part of the K through 12 education program. Not included are uses solely for religious purposes. (Ord. 5089, 8-3-98, § 51; Ord. 4086, 11-27-89, § 7; Ord. 3095, 5-24-82, § 7)

Child Day Care Center. A child care service use providing regularly scheduled care for a period less than 24 hours. A child care service use meeting the definition of family child care home does not fall within the scope of this definition. (Ord. 5089, 8-3-98, § 52)

City. The City of Bellevue.

Clearing. Act of removing vegetation from land. See Chapter 23.76 BCC.

Clinic. A building designed and used for the diagnosis and treatment of human patients which does not include overnight care facilities.

Closed Record Appeal. An administrative appeal on the record to a hearing body, including the legislative body, following an open record hearing on a project permit application when the appeal is on the record with no new evidence or information allowed to be submitted and only appeal argument allowed. (Ord. 4973, 3-3-97, § 861; Ord. 4816, 12-4-95, § 961)

Closed Stream Segment. Those stream segments, regardless of their type, that are fully enclosed in an underground pipe or similar conveyance. (Ord. 5683, 6-26-06, § 36)

Club. An incorporated or unincorporated association of persons organized for a social, recreational, educational, literary, political or charitable purpose.

Commercial Recreation. Establishments engaged in providing amusement or entertainment for a fee or admission charge, including but not limited to activities such as dance halls, studios, bowling alleys, billiard and pool establishments, arenas, rings, racetracks, golf courses, video arcades, amusement parks, amusement and bathing beaches, swimming pools, riding academies, carnival operations, expositions, game parlors, horse shows, marinas, and yacht clubs. (Ord. 3747, 1-20-87, § 17)

Commercial Vehicles. Any vehicle with or without identifying commercial signage which is used primarily for a commercial purpose. (Ord. 3985, 2-21-89, § 5)

Commission. The Planning Commission of the City of Bellevue.

Communication, Broadcast and Relay Towers. These uses include broadcast towers, two-way radio towers, fixed-point microwave towers, wireless communication facility with support structures, and other high-level transmission facilities. (Ord. 5086, 8-3-98, § 10; Ord. 4028, 7-17-89, § 12)

Community Club. A formally constituted nonprofit association or corporation made up of the residents of a given area.

Community Council. The governing body of a community municipal corporation organized pursuant to Chapter 35.14 RCW.

Community Facility. A facility which primarily serves the public, and generally is of a noncommercial nature. Specifically included are schools, religious institutions, public recreation facilities, and other public facilities determined by the Director of the Development Services Department to be of a similar character. (Ord. 5479, 10-20-03, § 1; Ord. 5475, 10-20-03, § 15; Ord. 3498, 5-27-85, § 128)

Conditional Use. A use, which is compatible with its surrounding area, permitted if approved by a Hearing Body. See LUC 20.10.440 and district specific land use charts contained in Chapter 20.25 LUC. (Ord. 5876, 5-18-09, § 37)

Congregate Care Senior Housing. A complex of dwellings, exclusively designed for and occupied by households having at least one person 62 years of age or older, which provides common facilities such as but not limited to dining, recreation, and practical nursing care. Some of the dwellings may contain kitchens; some may not. For purposes of this definition, a kitchen is defined as an area containing a refrigerator, range, 220 volt oven and a sink which are permanent to the unit. (Ord. 4065, 10-23-89, § 8)

Continuous Tree Canopy. Tree crown cover which forms a predominately solid overhead plane. (Ord. 2964, 3-23-81, § 8)

Contract Construction Services. A use which combines administrative offices with on-site storage of equipment or materials. (Ord. 4028, 7-17-89, § 12)

Convalescent Home. See Nursing Home.

Convenience Store. A use which combines retail food sales with fast foods or take-out food service. (Ord. 4028, 7-17-89, § 12)

Cooperative Parking. The development and use of parking areas on two or more separate properties for joint use by the businesses on those properties. (Ord. 3747, 1-20-87, § 17)

Corrosive Soil Area. Area of soil having a high acidic content, which is generally low-lying, poorly drained and has a high organic content. It is composed of the Seattle Muck soil type.

Cottage, Guest. See Guest Cottage, Guest House.

Covered Moorage. Moorage covered by a roof. (Ord. 4055, 3914, 9-25-89, § 21)

Critical Areas. Areas required to be protected under the Growth Management Act, Chapter 36.70A RCW. The city's critical areas are designated in Part 20.25H LUC. (Ord. 5683, 6-26-06, § 36)

Culvert. Transverse pipes or conveyance used to convey streams or drainage under driveway, roads, rail lines or other similar transportation corridors. (Ord. 5683, 6-26-06, § 36)

20.50.016 D definitions.

Daylight Plane. A daylight plane is a height limitation that, when combined with the maximum height limit, defines the building envelope. A daylight plane shall begin at a horizontal line at 10 feet directly above grade as measured at the side property line of each lot and shall slope inward at a 45-degree angle or less. (Ord. 5896, 8-3-09, § 5)

Dead Storage. A storage area for items which are not currently intended for use. (Ord. 4654, 6-6-94, § 79)

Dedication. The deliberate appropriation of land by an owner for general or public uses, reserving no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat showing the dedication thereon; and the acceptance by the public of any public dedications shall be evidenced by the administrative approval by the City of such plat for filing and the filing thereof. (Ord. 4654, 6-6-94, § 79; Ord. 3937, 7-18-88, § 4)

Department of Planning and Community Development. An administrative department of the City of Bellevue as described in Chapter 3.45 BCC. (Ord. 4654, 6-6-94, § 79)

Department of Transportation. An administrative department of the City of Bellevue as described in Chapter 3.39 BCC. (Ord. 4654, 6-6-94, § 79)

Development. All structures and other modifications of the natural landscape above and below ground or water, on a particular site. For the purposes of Part 20.25E LUC, regulation for the Shoreline Overlay District, a different definition is used. See LUC 20.25E.017.A. (Ord. 4654, 6-6-94, § 79; Ord. 4055, 3914, 9-25-89, § 22)

Development Area. That portion of a parcel designated as OLB-OS that is not reserved as open space as described in Part 20.25L LUC. (Ord. 5403, 8-5-02, § 14)

Development Services Department. The Development Services Department is an administrative department of the City as described in Chapter 3.44 BCC. (Ord. 5876, 5-18-09, § 38)

Director. The Director of the Development Services Department for the City of Bellevue, the Director's authorized representative, or any representative authorized by the City Manager, unless otherwise specified. (Ord. 5876, 5-18-09, § 38; Ord. 4973, 3-3-97, § 860; Ord. 4816, 12-4-95, § 960)

Director of Planning and Community Development. For the purposes of administering this Code, references to the Director of Planning and Community

Development shall refer to the Director of the Development Services Department. (Ord. 5876, 5-18-09, § 38; Ord. 4654, 6-6-94, § 79)

District. A land use district. (Ord. 4654, 6-6-94, § 79)

Division of Land. The separation of any parcel of land into two or more parcels. (Ord. 4654, 6-6-94, § 79; Ord. 3937, 7-18-88, § 4)

Domestic Animals, Large. Generally grazing or foraging animals including horses, cattle, llama, sheep, goats, ponies and other animals of similar size and character. (Ord. 4654, 6-6-94, § 79; Ord. 3413, 9-24-84, § 4)

Domestic Animals, Small. Includes ducks, geese, swans, chickens, other fowl and animals of similar size and character, however, fewer than six fowl are treated as household pets. (Ord. 4654, 6-6-94, § 79; Ord. 3413, 9-24-84, § 4)

Downtown. The area of the City located generally from I-405 on the east to 100th Avenue NE on the west and from NE 12th Street on the north to approximately Main Street on the south, specifically within the boundaries described as follows:

Beginning at the NW corner of Section 32, Township 25 North, Range 5 east, which is the intersection of NE 8th Street and 100th Avenue NE the true point of beginning; thence south along the western margin of said section on 100th Avenue NE to the intersection of Main Street; thence continuing south along 100th Avenue SE to a point which is 200 feet south of the north line of the SW quarter of Section 32, TWP 25, Range 5E, measured at right angles to said north line; thence easterly 215 feet parallel to the said north line; thence southerly 90 feet parallel with the east line of said section to a point that is on the north line of lot 82 of Bellevue acre and half acre tracts; thence easterly along the north line of lot 82 to the centerline of Bellevue Way SE; thence northeasterly along the arc of the centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 4 of Bellevue acre and half acre tracts; thence easterly along said south line along the south lines of lots 4 and 5 of Bellevue acre and half acre tracts to the centerline of 102nd Avenue SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 49 of Bellevue acre and half acre tracts; thence easterly along the south lines of lots 49 and 14 to the centerline of 104th Avenue SE; thence northerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 14 of Maxwellton Braes; thence easterly along said south line to the SE corner of said lot; thence northerly along the east line of said lot 14 and lot 13 of Maxwellton Braes to the centerline of vacated SE 1st St. as in vacation Ordinance 713; thence easterly along the centerline of said vacated street to the centerline of 105th Avenue SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 58 of Maxwellton Braes; thence easterly along the south lines of lot 58 and 101 of Maxwellton Braes to the west line of lot 2 of Trinwith Add; thence northerly along said west line of lot 2 to a point on the north limits of the southerly 2/3 of lot 2 of Trinwith Add; thence easterly from this point parallel with the south line of lot 2 to the centerline of 107th Avenue SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 15 of Trinwith Add; thence easterly along said south line 103.00 feet to the southeast corner of lot 15; thence southerly to a point that is the southwest corner of the east 343.09 of the north 227.07 of said quarter section; thence easterly 113.09 feet parallel with the north boundary of said quarter section; thence northerly parallel with the east boundary of said quarter section to a point which is the southwest corner of the north 176.42 feet of the east 230 feet of the said quarter section; thence easterly 230 feet parallel to the north boundary of said quarter section to the centerline of 108th Avenue SE; thence 230 feet measured at right angles to the east

boundary to the centerline of 108th Avenue SE; thence northerly along said centerline to the intersection of 108th Avenue SE and Main Street; thence easterly along the centerline of Main Street to the intersection of Interstate Highway 405; thence north along I-405 to the centerline intersection of NE 12th Street; thence westerly along the centerline of NE 12th Street to its projected intersection with the centerline of 100th Avenue NE; thence south along the centerline of 100th Avenue NE to the true point of beginning.

(Ord. 4979, 3-17-97, § 20)

Dredging. Removal of earth from the bottom of a body of water usually for the purpose of deepening a navigational channel or obtaining bottom materials. (Ord. 4654, 6-6-94, § 79)

Duplex. See Dwelling, Duplex. (Ord. 4654, 6-6-94, § 79)

Dwelling, Duplex. A building containing two kitchens and designed to be occupied by two families living independently of each other, but not including single-family dwellings within an approved accessory dwelling unit. (Ord. 4654, 6-6-94, § 79)

Dwelling, Multifamily. A building designed to house two or more families living independently of each other. (Ord. 4654, 6-6-94, § 79)

Dwelling, Single-Family. A building containing but one kitchen, designed for and occupied exclusively by one family, except where a valid accessory dwelling unit registration has been approved. (Ord. 4654, 6-6-94, § 79)

Dwelling Unit. Houses, apartments, condominiums, groups of rooms, or single rooms, which are occupied, or vacant, but intended for occupancy, as separate living quarters. Specifically, there is a dwelling unit when the occupants live and eat separately from any other persons in the structure and there is either (1) direct access to the unit from the outside or through a common hall, or (2) complete kitchen facilities for the occupants' exclusive use. A single unit providing complete, independent living facilities for one or more persons including permanent provisions of living, sleeping, eating, cooking and sanitation. (Ord. 4654, 6-6-94, § 79)

20.50.018 E definitions.

Easement. A grant or authorization by a property owner of the use of any designated portion of land by the public generally or by a corporation, or persons for specified purposes. (Ord. 5989, 2-7-11, § 9; Ord. 3937, 7-18-88, § 5)

Electric Vehicle Infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations. (Ord. 5989, 2-7-11, § 9)

Electrical Utility Facility. Distribution substations, transmission stations, transmission switching stations, or transmission lines that are built, installed, or established including:

A. Distribution Substation. A facility at which electric power is taken from a transmission line, reduced in voltage and sent out through distribution circuits and lines to serve customers in a local area;

B. Transmission Station. A facility for which transmission system voltage is decreased or increased. Transmission stations generally reduce transmission system voltage and connect to lower voltage transmission lines used to move electric power to distribution substations;

C. **Transmission Switching Station.** A facility at which multiple transmission lines interconnect. Switching stations provide the ability to change the configuration of the transmission system as operational needs may require; and

D. **Transmission Line.** An electrical line of at least 115kV that distributes electrical power to and from transmission switching and transmission stations to and from distribution substations, and which link generators to such stations. (Ord. 5805, 3-3-08, § 1)

Elevation, Building. Vertical planes of the front, rear, or side of a building. (Ord. 2945, 2-2-81, § 19)

Encampment Host. The individual, group, organization, or entity (including but not limited to an owner, tenant, or lessee) that has the legal right to occupy the site of a Temporary Encampment. An “Encampment Host” may be the same individual, group, organization, or entity as the Encampment Sponsor or the Encampment Manager of a Temporary Encampment. (Ord. 5615, 7-25-05, § 15)

Encampment Manager. An individual, group, organization, or entity that organizes, manages or operates a Temporary Encampment. An “Encampment Manager” may be the same individual, group, organization, or entity as the Encampment Host or the Encampment Sponsor of a Temporary Encampment. (Ord. 5615, 7-25-05, § 15)

Encampment Sponsor. An individual, group, organization, or entity which, in conjunction or by agreement with the Encampment Host or Encampment Manager, provides services or support on an ongoing basis for the residents of a Temporary Encampment. An “Encampment Sponsor” may be the same individual, group, organization, or entity as the Encampment Host or the Encampment Manager of a Temporary Encampment. (Ord. 5615, 7-25-05, § 15)

Enclosed Plaza. A publicly accessible continuous open space located within a building and covered to provide overhead weather protection while emitting substantial amounts of natural daylight (atrium or galleria). (Ord. 2945, 2-2-81, § 19)

Environmental Impact Statement. A detailed statement of the environmental impacts of a proposed action which complies with the requirements of RCW 43.21C.030(2)(c) and (d) and all other applicable state and local laws and regulations.

Essential Public Facility (EPF). An EPF includes any facility meeting the definition of EPF set forth in RCW 36.70A.200(1), now or as hereafter amended, any facility identified on the statewide list maintained by the Office of Financial Management as required pursuant to RCW 36.70A.200(4), now or as hereafter amended, and any facility identified on the countywide list of essential public facilities. (Ord. 5457, 7-21-03, § 8)

Essential Public Utility. A utility facility, utility system or right-of-way where no feasible alternative location exists based on an analysis of technology and system efficiency. (Ord. 3775, 5-26-87, § 27)

Excavation. The removal of earth material.

Exhibition Hall. See Auditorium. (Ord. 3747, 1-20-87, § 18)

Existing Grade. The existing elevation of land prior to any cuts and fills or other disturbances, which may, at the discretion of the Director, be determined by a topographic survey or soil sampling. (Ord. 5791, 12-3-07, § 3)

Expansion. Construction which increases the floor area within an existing complex or an existing structure. (Ord. 4973, 3-3-97, § 204; Ord. 4816, 12-4-95, § 304)

20.50.020 F definitions.

Facade. The front or face of a building. (Ord. 5896, 8-3-09, § 6)

Factoria Land Use District 1 (F1). The following described property shall be known as the F1 Land Use District:

That portion of Sections 9 and 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the South line of said Section 9 and the LW-Line, as shown on the S.R. 405, Bagley Lane to Wilburton Right of Way Plans, sheet 3 of 7, dated March 31, 1959 and the S.R. 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 5 of 20, dated August 17, 1965; thence Northerly along said LW-Line to the Northwestern extension of the centerline of S.E. 38th Street; thence Southeasterly along said Northwestern extension and centerline to the centerline of 128th Avenue S.E.; thence Southerly along the centerline of 128th Avenue S.E. to the Easterly extension of the Northerly margin of S.E. 41st Street; thence Westerly along said Easterly extension, Northerly margin and the Westerly extension thereof to the Westerly margin of 124th Avenue S.E.; thence Northerly along said Westerly margin to the South line of said Section 9; thence Westerly along said South line to the Point of Beginning. (Ord. 5385, 7-15-02, § 10)

Factoria Land Use District 2 (F2). The following described property shall be known as the F2 Land Use District:

That portion of the Southeast quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 9; thence North 87°22'54" West along the North line thereof 82.21 feet; thence North 1°13'20" East 163.66 feet to the True Point of Beginning; thence South

1°13'20" West 163.66 feet; thence South 1°15'48" West to the centerline of S.E. 38th Street; thence Southeasterly along said centerline to the East line of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 9; thence Northerly along said East line to the Southwest corner of Parcel E, King County Lot Line Adjustment No. 8810004; thence Easterly along the Southerly line thereof, the Southerly line of Parcel F of said lot line adjustment and the Easterly extension of said Southerly line to the centerline of 128th Avenue S.E.; thence Northerly along said centerline and Rel. Richards Road Line, as shown on the S.R. 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 5 of 20, dated August 17, 1965 to the Southerly margin and prohibited access line of S.R. 90, as shown on said S.R. 90 Right of Way Plans; thence Westerly along said Southerly margin to a line which bears North 1°16'05" East from the True Point of Beginning; thence South 1°16'05" West along said line to the True Point of Beginning. (Ord. 5385, 7-15-02, § 10)

Factoria Land Use District 3 (F3). The following described property shall be known as the F3 Land Use District:

That portion of the Southeast quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 2, King County Short Plat No. 278125 Revised, as filed under Recording No. 8112079004; thence Westerly along the Southerly line thereof to the East line of the West 222.00 feet of the Southeast quarter of the Southeast quarter of said Section 9; thence Southerly along said East line to the North line of the South 12.00 feet of the North half of the Southeast quarter of the Southeast quarter of said Section 9; thence Westerly along said North line to the centerline of 128th Avenue S.E.; thence Southerly along said centerline to the South line of the North half of the Southeast quarter of the Southeast quarter of said Section 9; thence Easterly along said South line to the Northwest corner of Parcel B, King County Lot Line Adjustment No. 1085098; thence Southerly along the Westerly line thereof and the Southerly extension of said Westerly line to the South line of the North half of the North half of the South half of the Southeast quarter of the Southeast quarter of said Section 9; thence Easterly along said South line to the Southeast corner of said Parcel B; thence Northerly along the Easterly line thereof to the South line of the North half of the Southeast quarter of the Southeast quarter of said Section 9; thence Westerly along said South line to the Southwest corner of Lot A, King County Lot line Adjustment No. 8903018; thence Northerly along the Westerly line thereof to the Northwest corner of said Lot A; thence Easterly along the Northerly line thereof to the East line of the Southeast quarter of said Section 9; thence Northerly along said East line to a line 30.00 feet Southerly of the LL-Line, as shown on the S.R. 90, Richards Road to Lake Sammamish Right of Way and Limited Access Plan, sheet 3 of 25, dated June 12, 1969 and the S.R. 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 5 of 20, dated August 17, 1965 (Bellevue City Limits, established by City of Bellevue Ordinance No. 676); thence Westerly along said line to the Northerly extension of the Easterly line of Lot 2 of said King County Short Plat No. 278125 Revised; thence Southerly along said Northerly extension and the Easterly line thereof to the Point of Beginning. (Ord. 5385, 7-15-02, § 10)

F3 Land Use District Separation Line. A line, lying within the Southeast quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County Washington, described as follows:

Beginning at the Southwest corner of Lot 4, King County Short Plat No. 487008, as filed under Recording No. 8809220297; thence Easterly along the South line thereof to the Northwest corner of Lot A, King County Lot Line Adjustment No. 8903018 and the Terminus. (Ord. 5385, 7-15-02, § 10)

Fair Market Value. The expected price at which the development can be sold to a willing buyer. For developments which involve nonstructural operations such as dredging, drilling, dumping, or filling, the fair market value is the expected cost of hiring a contractor to perform the operation or where no such value can be calculated, the total of labor, equipment use, transportation, and other costs incurred for the duration of the permitted project. (Ord. 4055, 3914, 9-25-89, § 23)

Family. One or more persons (but not more than six unrelated persons) living together as a single housekeeping unit. For purposes of this definition and notwithstanding any other provision of this Code, children with familial status within the meaning of Title 42 United States Code, Section 3602(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h) will not be counted as unrelated persons. (Ord. 5001, 7-7-97, § 4)

Family Child Care Home. A child care service use located in the family residence which provides regularly scheduled care for 12 or fewer children for periods of less than 24 hours. For the purposes of this definition, family residence means the dwelling unit occupied for living purposes by the child care provider which includes permanent provisions for living, sleeping, eating, cooking and sanitation. (Ord. 5089, 8-3-98, § 55)

Fast Food Restaurant. An establishment which offers quick food service which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrappings or containers. There is only limited table service. (Ord. 2945, 2-2-81, § 20)

Fence. A barrier, including supporting posts, enclosing or separating a field, yard, or other real property. This definition includes solid and open fences. A fence may be constructed of wood, masonry or any other material. For the purposes of this Code, plant material is not considered a fence. (Ord. 3145, 9-27-82, § 76)

Fill. A solid material which increases ground surface elevation above or below the ordinary high water mark. (Ord. 4055, 3914, 9-25-89, § 23)

Filling. Placing soil, rock gravel, sand, peat or debris on top of the existing land surface. See Chapter 23.76 BCC. (Ord. 5232, 7-17-00, § 20)

Final Plat. The final drawing of the subdivision and any dedications prepared for filing for record with King County Department of Records and Elections and containing all elements and requirements set forth for final plats in Chapter 20.45A LUC and as required by state law. (Ord. 3937, 7-18-88, § 6)

Fish Habitat. Any habitat which is used by any fish at any life stage at any time of the year, including potential habitat likely to be used by fish which could be recovered by restoration or management. "Fish Habitat" includes off-channel habitat. (Ord. 5683, 6-26-06, § 38)

Floodplains. Low-lying lands adjacent to stream banks onto which excess water flows during periods of prolonged and intense precipitation. Floodplains are usually defined geographically on the basis of that area flooded by the most intense storm occurring during a certain period of years. Although floodwaters usually drain rapidly after precipitation has ceased, when floodwaters flow into wetland areas, they may be impounded for some time, due to the poor drainage characteristics of wetlands.

Floodway. "Floodway" means those portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition. The floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Floor Area, Gross. The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g., vent shafts, stair wells, and interior atriums), outdoor courts and exterior balconies. (Ord. 5050, 1-20-98, § 13; Ord. 2945, 2-2-81, § 20)

Floor Area Ratio (FAR). A measure of development intensity equal to the gross floor area, excluding parking and mechanical floors or areas, divided by net on-site land area (square feet). Net on-site land area includes the area of an easement but does not include public right-of-way except in the Downtown as provided for in LUC

20.25A.020.D. Refer to LUC 20.25H.045 for additional limitations on development intensity applicable to sites with critical areas or critical area buffers. (Ord. 5683, 6-26-06, § 39; Ord. 5232, 7-17-00, § 21; Ord. 5050, 1-20-98, § 14; Ord. 4979, 3-17-97, § 21; Ord. 3766, 3-23-87, § 4)

Fraternity, Sorority, or Student Cooperative. A building occupied by and maintained exclusively for students affiliated with an academic or professional college or university, or other recognized institution of higher learning.

Frontage, Lot or Street. See Lot, or Street, Frontage.

Functions and Values. Functions are the ecological things that critical areas do and can include biochemical, hydrological and food web and habitat processes at a variety of temporal and spatial scales. The economic or social roles provided by critical areas are also functions. Values are societal perceptions regarding the goods and services provided by critical areas. (Ord. 5683, 6-26-06, § 38)

20.50.022 G definitions.

Garage, Private. A sheltered or enclosed space designed and used for the storage of motor vehicles or boats of the residents of the premises.

Garage, Public. A building or portion thereof designed and used for storage, repair or servicing of motor vehicles or boats as a business.

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline or other motor fuels, oils, lubricants and auto accessories (including areas for storage) and which may or may not include washing, lubricating and other minor servicing but no painting operation.

Glare. Unwanted light that causes eyestrain, discomfort, nuisance or adversely affects a visual task.

Government Use Heliport. Any heliport that is owned and operated by an agency of local, state or federal government for use by its own helicopters, and which is not available for private use. (Ord. 5477, 10-20-03, § 2; Ord. 5475, 10-20-03, § 16; Ord. 4029, 9-5-89, § 4)

Grade. Average ground level around a building; for the purposes of measuring building height, "Grade" is defined as the average elevation of the finished surface of the ground or paving where it touches the building.

Grade, Centerline. The elevation on the surface of a street at its centerline.

Grade, Finished. Proposed grade following development.

Greenscape. All living plant, tree, hedge, and shrub material. Hardscape materials, whether pervious or impervious by design, shall not be considered greenscape. (Ord. 5791, 12-3-07, § 13)

Groin. A barrier-type structure extending from the backshore into the water across a beach. The purpose of a groin is to interrupt sediment movement along the shore.

Gross Square Feet. Total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding vent shafts, outdoor courts and parking. (Ord. 3747, 1-20-87, § 19)

Guard Rail. A low fence capable of stopping or diverting a moving vehicle.

Guest Cottage, Guest House. A dwelling unit on a residential lot, separate from the main residential building, which is used to accommodate nonpaying guests of the residents or domestic employees of the residents and which is not rented. (Ord. 3145, 9-27-82, § 77)

20.50.024 H definitions.

Habitat. Refers to an individual, species-specific use of a wildlife-habitat type. “Habitat” is the place, including physical and biotic conditions, where a plant or animal usually occurs and is fundamentally linked to the distribution and abundance of species. Species may depend on a Habitat or structural characteristics for part or all of its life history or may exhibit a high degree of adaptability using more than one Habitat. The relationship of species to Habitat is scale-dependent and varies from geographic range, home range, to local or site-specific Habitat components. “Habitat” includes areas of high relative density or species richness, breeding Habitat, winter range, and movement corridors. These areas may also include Habitats that are of limited availability or high vulnerability to alteration. Other examples include: remnant patches of mature mixed Puget Sound lowland forest, caves and cliffs, snag-rich areas and downed logs, riparian areas, lakes and ponds, wetlands and their buffers, and heron rookeries. (Ord. 5683, 6-26-06, § 40)

Habitat Type. Place where an animal or plant normally lives and which is characterized by a dominant plant form or physical characteristic. A “Habitat Type” is based on actual conditions and consequently can be mapped, and is assumed to contain all the essential needs for a species’ maintenance and viability. Habitat Types are not species-specific because they are based on the similarity of many wildlife species using a suite of vegetation types. (Ord. 5683, 6-26-06, § 40)

Handcrafted Products Manufacture. Production by hand of crafts or other art-related items, such as pottery.

Handicap. With respect to a person:

- A. A physical or mental impairment which substantially limits one or more of such person’s major life activities;
- B. A record of having such an impairment; or
- C. Being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 USC 802); provided further, the term does not apply to a person solely because that person is a transvestite. (Ord. 4696-A, 11-21-94, § 10)

Hazardous Waste. All dangerous and extremely hazardous waste as defined in RCW 70.105.010 except for moderate-risk waste. (Ord. 3903, 4-18-88, § 2)

Hazardous Waste Treatment and Storage Facility, On-Site. These are facilities which treat or store wastes generated on the same site. (Ord. 3903, 4-18-88, § 2)

Hazardous Waste Treatment and Storage Facility, Off-Site. These are facilities which treat or store wastes generated on properties other than those on which the facility is located. (Ord. 3903, 4-18-88, § 2)

Hazardous Waste Storage. The holding of dangerous waste for a temporary period as regulated by State Dangerous Waste Regulations, Chapter 173-303 WAC. (Ord. 3903, 4-18-88, § 2)

Hazardous Waste Treatment. The physical, chemical, or biological processing of dangerous waste to make wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume. (Ord. 3903, 4-18-88, § 2)

Health Club. A place of business with equipment and facilities for exercising and improving physical fitness. A broader range of services such as restaurants and meeting rooms are not included, except when subordinate to the permitted use. (Ord. 5876, 5-18-09, § 39; Ord. 4028, 7-17-89, § 14)

Height (of Building). See Building Height.

Heliport. A heliport is an area of land or water or a structural surface which is used as a permanent facility for the landing and takeoff of helicopters, and any appurtenant areas which are used for heliport buildings and other facilities. Refueling, maintenance, repairs or storage of a helicopter is included in this definition.

Heliport Approach Surface. The approach surface begins at each end of the heliport primary surface with the same width as the primary surface, and extends outward and upward for a horizontal distance of 4,000 feet (1,220 m) where its width is 500 feet (152 m). The standard slope of the approach surface is 8:1. (Ord. 5477, 10-20-03, § 3; Ord. 5475, 10-20-03, § 17; Ord. 4029, 9-5-89, § 5)

Heliport Primary Surface. The area of the primary surface coincides in size and shape with the designated takeoff and landing area of a heliport. This surface is a horizontal plane at the elevation of the established heliport elevation. (Ord. 5477, 10-20-03, § 4; Ord. 5475, 10-20-03, § 18; Ord. 4029, 9-5-89, § 5)

Heliport Transitional Surfaces. These surfaces extend outward and upward from the lateral boundaries of the heliport primary surface, and from the approach surfaces at a slope of 2:1 for a distance of 250 feet (76 m) measured horizontally from the centerline of the primary and approach surfaces. (Ord. 5477, 10-20-03, § 5; Ord. 5475, 10-20-03, § 19; Ord. 4029, 9-5-89, § 5)

Helistop. A helistop is the same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted. (Ord. 5477, 10-20-03, § 6; Ord. 5475, 10-20-03, § 20)

High Technology Light Industry. Uses engaging in research, development, testing, assembly, and manufacturing including, but not limited to:

- Professional, scientific, or control instruments;
- Electrical or other technical equipment;
- Computers (assembly or software);
- Scientific research organizations conducting research and development;
- Drug related activities;
- Other research, development testing, assembly, and manufacturing uses as determined by the Director of the Development Services Department;

- Office uses in support of these functions when office uses are occurring at the same development as the research, development, testing, assembly, and manufacturing functions. (Ord. 3747, 1-20-87, § 20)

Home Furnishings, Retail. The retail sale of furniture and associated furnishings such as lamps, floor coverings, wallcoverings, and accents, or combinations thereof, including the retail warehouse sales of such items. (Ord. 3747, 1-20-87, § 20)

Home Occupation. An occupation or profession which is incident to and carried on in a dwelling by a member of the family residing within the dwelling and not one in which the use of the premises as a dwelling is largely incidental to the occupation or profession carried on therein.

Hospital. A building requiring a license pursuant to Chapter 70.41 RCW and designed and used for the medical, surgical diagnosis, treatment and housing of persons under the care of doctors and nurses and including ancillary uses such as cafeterias, florists and patient- and visitor-related services. Rest homes, nursing homes, convalescent homes and clinics are not included. (Ord. 5587, 3-7-05, § 14)

Hotel/Motel. A building or portion thereof designed or used to provide transient lodging of six or more units in any building or more than 20 percent of the units comprising a development. A central kitchen and dining room and accessory shops and services catering to the general public can be provided. Institutions housing persons under legal restraint or requiring medical attention or care, bed and breakfasts and boarding houses are not included within the scope of this definition. (Ord. 5301, 6-18-01, § 3)

Household. One or more adults and their dependents who will be residing in the affordable unit. For ownership units title will be held in the name of all adults, other than specifically identified dependents. (Ord. 4269, 7-8-91, § 3)

Household Income. Household income shall include all income from all household members over the age of 18 residing in the household. Household income consists of all income that would be included as income for federal income tax purposes (e.g., wages, interest income, etc.) for household members over the age of 18. Income of dependents who reside within a household for less than three months of the year will not be counted toward household income. (Ord. 4269, 7-8-91, § 3)

Household Pets. Includes dogs, cats, rabbits, gerbils, guinea pigs, hamsters, cage birds, fish, nonvenomous reptiles and amphibians and other animals of similar size and character normally associated with a dwelling unit and generally housed within the dwelling unit. Specifically included as household pets is the keeping of six or fewer fowl. (Ord. 3413, 9-24-84, § 5)

Housing Expenses. Housing expenses include rent plus a utility allowance, as defined in the affordable housing administrative order, for rental projects. For ownership affordable units, housing expenses include mortgage payments, property taxes, property hazard insurance and homeowner's association dues. (Ord. 4269, 7-8-91, § 3)

Hydrology. Scientific study of the properties, distribution and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere. (Ord. 5683, 6-26-06, § 40)

Hyporheic Zone. The saturated zone located beneath and adjacent to streams that contains some portion of surface waters, serves as a filter for nutrients and maintains water quality. (Ord. 5683, 6-26-06, § 40)

20.50.026 I definitions.

Impervious Surface. Any structure or other hard surface affixed to the ground that prevents or retards the entry of water into the soil layer, or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow rate prior to addition of such surface. "Impervious Surfaces" include, without limitation: structures, including eaves; vehicular, bicycle, pedestrian or other circulation facilities constructed of solid surfaces, including pavement, concrete, brick or stone; decks, patios, sport courts, swimming pools, hot tubs and similar recreation facilities; and landscape features, including sheds, arbors, and play structures. (Ord. 5683, 6-26-06, § 41)

Interior Arcade. A continuous enclosed passageway lined with retail uses connecting two or more publicly accessible spaces. (Ord. 2945, 2-2-81, § 21)

Interpretive Center. A public park facility designed to increase the community's understanding and appreciation of natural and cultural history which may include components such as exhibit, display, educational and research facilities; interpretive kiosks; wildlife viewing areas; scenic overlooks; self-guided trails and interpretive signs and labels. (Ord. 3775, 5-26-87, § 28)

20.50.028 J definitions.

Jetty. An artificial barrier used to change the natural littoral drift to protect inlet entrances from clogging by excessive sediment. (Ord. 3145, 9-27-82, § 78)

Junk Yard. A lot, land or structure, or part thereof, used for the collecting, storage and sale of waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage, salvaging or sale of parts of machinery or vehicles not in running condition.

20.50.030 K definitions.

Kennel. A place where four or more adult dogs or four or more adult cats or any combination thereof are kept, whether by owners of the dogs and cats or by persons providing facilities and care whether or not for compensation, but not including a small animal hospital or clinic or pet shop. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four months. (Ord. 3413, 9-24-84, § 6)

Kennel, Hobby. A noncommercial kennel at or adjoining a private residence where four or more adult dogs or four or more adult cats are bred and/or kept for hunting, training, exhibition for organized shows, field, working and/or obedience trials, or for enjoyment of the species. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four months. (Ord. 3413, 9-24-84, § 6)

20.50.032 L definitions.

Land Area. See Area, Site. (Ord. 4973, 3-3-97, § 304)

Land Fill. See Fill. (Ord. 4973, 3-3-97, § 304)

Land Use. The use to which an area of land, or building thereon, is put; human activity taking place thereon. Categories of land uses in this Code are found in Chart 20.10.440 and district-specific land use charts contained in Chapter 20.25 LUC. (Ord. 5876, 5-18-09, § 40; Ord. 4973, 3-3-97, § 304)

Landscape Area. An outdoor landscaped area providing visually or physically accessible space for tenants of the development of which it is a part. (Ord. 4973, 3-3-97, § 304; Ord. 2945, 2-2-81, § 22)

Landslide Deposit. A large mass of earth and/or rock that has moved physically downslope by gravity and broken into discrete fragments. (Ord. 5089, 8-3-98, § 57)

Legally Created Lot. A lot properly created pursuant to the laws and requirements of the State of Washington and the local government having jurisdiction at the time of the lot's creation. (Ord. 4973, 3-3-97, § 304; Ord. 3921, 6-20-88, § 4)

Local Utility System. A utility system other than a Regional Utility System, LUC 20.50.044, or Electrical Utility Facility, LUC 20.50.018. (Ord. 5805, 3-3-08, § 2; Ord. 4973, 3-3-97, § 304; Ord. 3778, 5-26-87, § 2)

Lot. A lot is a single parcel of land, irrespective of the method of legal description used. (Ord. 4973, 3-3-97, § 304)

Lot, Corner. A lot at the junction of and fronting on two or more intersecting streets. (Ord. 4973, 3-3-97, § 304)

Lot Coverage. The percentage of a lot which is built upon subject to the exclusions listed in LUC 20.20.012 and the exceptions contained in the dimensional requirements charts contained in LUC 20.20.010 and 20.25A.020. For reference to district specific regulations which govern lot coverage, refer to Chapter 20.25 LUC. (Ord. 5876, 5-18-09, § 40; Ord. 5089, 8-3-98, § 56; Ord. 4973, 3-3-97, §§ 304, 864; Ord. 4816, 12-4-95, § 964)

Lot Depth. The mean dimensions of a lot from the front street line to the rear line. (Ord. 4973, 3-3-97, § 304)

Lot Frontage. The distance between the two points where the side lot lines of a lot intersect the boundary of public street right-of-way. (Ord. 4973, 3-3-97, § 304)

Lot, Interior. A lot fronting on one street. (Ord. 4973, 3-3-97, § 304)

Lot, Legally Created. See Legally Created Lot. (Ord. 4973, 3-3-97, § 304)

Lot Line. The geographic boundaries of a parcel. (Ord. 4973, 3-3-97, § 304)

Lot, Nonconforming. See Nonconforming Lot. (Ord. 4973, 3-3-97, § 304)

Lot Width. The mean dimension of a lot measured between the side lot lines, approximately parallel to the street frontage. (Ord. 4973, 3-3-97, § 304)

Low Impact Development. An approach to land development and stormwater management that reduces adverse impacts while accommodating growth. Key principles include protecting native soils and vegetation and minimizing and managing stormwater at the source. (Ord. 5683, 6-26-06, § 42)

20.50.034 M definitions.

Major Pedestrian Corridor. An alignment which is generally for exclusive pedestrian use providing a reasonably direct, but interesting pedestrian route in the immediate vicinity of NE 6th Street between 102nd Avenue NE and 110th Avenue NE. (Ord. 2945, 2-2-81, § 23)

Manufacturing Uses. Establishments engaged in the mechanical or chemical transformation of materials or substances into new products excluding any manufacturing defined as High Technology Light Industry. (Ord. 3747, 1-20-87, § 21)

Marquee. A permanent overhead canopy projecting from the elevation of a building and designed to provide continuous overhead weather protection to the area underneath. (Ord. 2945 2-2-81, § 23)

Marshes, Bogs, and Swamps. Lands transitional between terrestrial and aquatic systems where saturation with water is the dominant factor determining plant and animal communities and soil development. For the purposes of this definition, these areas must have one or more of the following attributes:

- A. At least periodically, the land supports predominantly hydrophytes; and/or
- B. The substrate is predominantly undrained hydric soil.

Hydrophytes include those plants capable of growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. Hydric soils include those soils which are wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants. (Ord. 4055, 3914, 9-25-89, § 25)

Massage. The method, art or science of treating the human body for hygienic, remedial or relaxational purposes by rubbing, stroking, kneading, tapping, rolling or manipulating the human body of another with the hands, or by any other agency or instrumentality.

Manipulation of the human body in the course of the practice of medicine, surgery, osteopathy, chiropractic, chiropody, naturopathy, dentistry, nursing, physical therapy, optometry or any other of the healing arts by persons licensed by the state to practice such healing arts is not included in the term "massage," as used herein. (Ord. 3884, 2-16-88, § 4)

Massage Parlors. Any place within the City where massages are given or furnished for, or in expectation of any fee, compensation, donation or monetary consideration, EXCEPT:

- A. Facilities adjunct to athletic clubs, health clubs, medical facilities, hotels, motels or beauty salons; and
 - B. Enterprises operating as approved Home Occupations; and
 - C. Facilities operated by Washington State licensed massage practitioner(s).
- (Ord. 4157, 7-2-90, § 1; Ord. 3884, 2-16-88, § 4)

Mean Depth. The mean depth of a lot is the depth of such lot measured on a line approximately perpendicular to the fronting street and midway between the side lines of such lot.

Medical Institution District. The area of the City located generally from I-405 on the west to the Burlington Northern Railroad right-of-way on the east and from NE 16th Street on the north to NE 8th Street on the south, specifically:

That portion of the East half of the Southeast quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Beginning at the Southeast corner of said subdivision; thence Westerly along the South line thereof 156.65 feet; thence Northerly at right angles to the South line of said subdivision a distance of 75.00 feet to an angle point on the Easterly margin of Interstate 405, as shown on Primary State Highway No. 1 (SR 405) Mid Lakes to Kirkland, Right-of-Way Plans, sheets 3 and 15 of 27, dated July 1, 1952; thence Northwesterly and Northerly along said Easterly margin to the centerline of N.E. 12th Street, as shown on N.E. 12th Street Right-of-Way Plans, filed at the City of Bellevue Transportation Department, sheet 3 of 5, dated August 1968; thence Northeasterly

along said centerline to the East line of the Southeast quarter of said Section 29; thence Southerly along said East line to the Point of Beginning.

Hospital Center Development Area (DA1): That portion of the East half of the Southeast quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Beginning at the Southeast corner of said subdivision; thence North 00°54'18" East along the East line thereof 699.78 feet; thence North 88°04'23" West 190.69 feet; thence North 00°54'18" East 977.28 feet to the South line of Tract G, Overlake Hospital Medical Center Binding Site Plan, as filed under Recording No. 9904011437; thence North 89°05'42" West along said South line to the Southwest corner of said Tract G; thence continuing North 89°05'42" West along the Westerly extension of said South line 16.60 feet; thence North 27°50'09" West to the centerline of N.E. 12th Street, as shown on N.E. 12th Street Right-of-Way Plans, filed at the City of Bellevue Transportation Department, sheet 3 of 5, dated August 1968; thence Southwesterly along said centerline to the Easterly margin of Interstate 405, as shown on Primary State Highway No. 1 (SR 405) Mid Lakes to Kirkland, Right-of-Way Plans, sheets 3 and 15 of 27, dated July 1, 1952; thence Southerly and Southeasterly along said Easterly margin to the intersection of the North margin of N.E. 8th Street; thence Southerly at right angles to the South line of the Southeast quarter of said Section 29 a distance of 75.00 feet to the South line of said Southeast quarter; thence Easterly along said South line 156.65 feet to the Point of Beginning.

Medical Office Development Area (DA2): That portion of the East half of the Southeast quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the Southeast corner of said subdivision; thence North 00°54'18" East along the East line thereof 699.78 feet to the True Point of Beginning; thence North 88°04'23" West 190.69 feet; thence North 00°54'18" East 977.28 feet to the South line of Tract G, Overlake Hospital Medical Center Binding Site Plan, as filed under Recording No. 9904011437; thence North 89°05'42" West along said South line to the Southwest corner of said Tract G; thence continuing North 89°05'42" West along the Westerly extension of said South line 16.60 feet; thence North 27°50'09" West to the centerline of N.E. 12th Street, as shown on N.E. 12th Street Right-of-Way Plans, filed at the City of Bellevue Transportation Department, sheet 3 of 5, dated August 1968; thence Northeasterly along said centerline to the East line of the Southeast quarter of said Section 29; thence Southerly along said East line to the True Point of Beginning.

Hospital Perimeter Development Area (DA3):

Parcel A: Lots 3 and 4, Bellevue Short Plat No. 78-43 as recorded under Recording Number 7807030722, said short plat being a portion of the northwest quarter of the southwest quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT the south 10 feet of Lot 3 of said short plat.

Parcel B: That portion of the south 267.6 feet of the north 634.7 feet of the northwest quarter of the southwest quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, lying westerly of the Northern Pacific Railway Right-of-Way; EXCEPT the north 242 feet of the west 450 feet thereof; AND EXCEPT the west 30 feet thereof for 116th Avenue Northeast; AND EXCEPT the south 26.6 feet of the west 250 feet thereof.

(Ord. 5831, 8-4-08, § 3; Ord. 5587, 3-7-05, § 15)

Mid-Block Retail Connection. A type of pedestrian connection meeting the requirements of LUC 20.25A.115.D. (Ord. 5497, 11-17-03, § 8)

Mitigation. Methods used to compensate for adverse impacts to critical areas. (Ord. 5683, 6-26-06, § 43)

Mixed Retail Use. Mixed Use Developments including a variety of retail and personal service uses such as those included under definitions for Retail Home Furnishings, Personal Services, Retail Major Appliances, and Retail Sales. (Ord. 3747, 1-20-87, § 21)

Mixed Use Development. The development of a contiguous tract of land, a building or a structure with two or more different uses identified on the Land Use Charts. (Ord. 3747, 1-20-87, § 21)

***Mobile Home.** A structure built on a chassis designed as a facility for human habitation and capable of being moved on the public streets. (Ord. 5475, 10-20-03, § 21)

*Effective only within the jurisdiction of East Bellevue Community Council.

Mobile Home Park. An area of land designed for the placement of mobile homes providing connections for, but not limited to, water, sewer and electricity service.

Moorage. Any device or structure used to secure a vessel for anchorage, but which is not attached to the vessel, such as a pier, buoy, dock, ramp, boat lift, pile, or dolphin. (Ord. 3145, 9-27-82, § 79; Ord. 4055, 3914, 9-25-89, § 25)

***Motor Home.** A motorized vehicle with fully self-contained living quarters. (Ord. 5475, 10-20-03, § 22)

*Effective only within the jurisdiction of East Bellevue Community Council.

Motel. See Hotel/Motel. (Ord. 5301, 6-18-01, § 4)

Multifamily Dwelling. See Dwelling, Multifamily.

Multiple Function Building or Complex. A building or complex of buildings containing multiple activities such as office, warehousing, manufacturing, or services, as determined by the Director pursuant to LUC 20.10.440 provided this definition does not apply to multiple function buildings or complexes located in Bel-Red Land Use Districts. (Ord. 5876, 5-18-09, § 41; Ord. 4176, 11-26-90, § 5)

20.50.036 N definitions.

Natural or Existing Topography. The topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading, including excavation or filling. (Ord. 4055, 3914, 9-25-89, § 26)

Negative Declaration (of environmental significance). An environmental assessment declaring no significant adverse environmental impacts.

Net Square Feet. The total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding major vertical penetrations of the floor (elevator and other mechanical shafts, stair wells), mechanical equipment, parking areas, common restrooms, common lobbies, and common hallways. Storage area is included in the net square feet calculation unless the property owner demonstrates that it cannot be converted to habitable space. (Ord. 3747, 1-20-87, § 22)

New Development. Development of a site not previously developed or redevelopment of a site which involves demolition of all existing structures and construction of new structures. (Ord. 4973, 3-3-97, § 402; Ord. 4816, 12-4-95, § 502)

Nonbuilding Tract. A fractional part of subdivided lands having fixed boundaries, which is dedicated or reserved by appropriate covenant or plat restriction

for purposes of ingress, egress, utility access, open space, drainage or other purpose necessary to the public welfare and which prohibits or precludes improvements for the purpose of human habitation or occupancy. Any lot so dedicated as a nonbuilding tract shall not be considered a lot for purposes of calculating the number of lots included in a short subdivision. (Ord. 3937, 7-18-88, § 7)

Nonconforming. A use, structure, site or lot which conformed to the applicable codes in effect on the date of creation but which no longer complies because of changes in Code requirements or annexation. (Ord. 4075, 10-23-89, § 2)

Nonconforming Lot. A lot which does not conform to the area, width, depth or street frontage regulations of the district in which it is located. (Ord. 3921, 6-20-88, § 5)

Nonconforming Site. A lot which does not conform to site development regulations, including but not limited to, the landscaping, parking, fence, driveway, street opening, pedestrian amenity, screening and curb cut regulations of the district in which it is located due to changes in Code requirements, condemnation or annexation. (Ord. 5480, 10-20-03, § 34; Ord. 4075, 10-23-89, § 2)

Nonconforming Structure. A structure which does not conform to the dimensional regulations, including but not limited to, setback, height, lot coverage, density and building configuration regulations of the district in which it is located due to changes in Code requirements or annexation. For structures not conforming to Building Code requirements, see UBC Section 104. (Ord. 4075, 10-23-89, § 2)

Nonconforming Use. The use of a structure or of land which does not conform to the regulations of the district in which the use exists due to changes in Code requirements or annexation. (Ord. 4075, 10-23-89, § 2)

Nursing Home. Any home, place or institution which operates or maintains facilities providing convalescent or chronic care, for 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Convalescent and chronic care may include but not be limited to any or all procedures commonly employed in waiting on the sick, such as administration of medicines, preparation of special diets, giving of bedside nursing care, application of dressings and bandages, and carrying out of treatment prescribed by a duly licensed practitioner of the healing arts. It may also include care of mentally incompetent persons. Nothing in this definition shall be construed to include general hospitals or other places which provide care and treatment for the acutely ill and maintain and operate facilities for major surgery or obstetrics, or both. Nothing in this definition shall be construed to include any boarding home, guest home, hotel or related institution which is held forth to the public as providing, and which is operating to give only board, room and laundry to persons not in need of medical or nursing treatment or supervision except in the case of temporary acute illness. The mere designation by the operator of any place or institution as a hospital, sanitarium, or any other similar name, which does not provide care for the acutely ill and maintain and operate facilities for major surgery or obstetrics, or both, shall not exclude such place or institution from the provisions of this Code; provided, that any nursing home providing psychiatric treatment shall, with respect to patients receiving such treatment, comply with the provisions of RCW 71.12.560 and 71.12.570. See Chapter 18.51 RCW.

20.50.038 O definitions.

Office Building. A building primarily designed to be used for the purpose of providing services rather than the production, distribution and/or retail sales of goods or commodities. The services provided are generally professional, educational, administrative, financial or governmental in nature. This definition includes welfare, charitable or business services.

Office Use. A use that provides professional, administrative, or business related services. Production, distribution, or the retail or wholesale sale of goods or commodities are not included. (Ord. 3747, 1-20-87, § 23)

***Offset.** A recess or protrusion in a building wall. (Ord. 3004, 7-27-81, § 14)

*Not effective within the jurisdiction of the East Bellevue Community Council.

****Offset.** A recess or protrusion in a building's facade.

**Effective only within the jurisdiction of the East Bellevue Community Council.

Open Record Hearing. A public hearing, conducted by a single hearing body or officer authorized by the City Council to conduct such hearings, that creates the City's record through testimony and submission of evidence and information. (Ord. 4973, 3-3-97, § 863; Ord. 4816, 12-4-95, § 963)

Open Space. Land area unoccupied by buildings, traffic circulation roads, or parking areas, including, but not limited to, woodlands, fields, sidewalks, walkways, landscape areas, gardens, courtyards, or lawns.

Open Structures. Structures which include but are not limited to, sheltered picnic areas, and covered play areas. Open walled structures may be considered on their merits as qualifying for open space characterization.

Ordinary High Water Mark. On all lakes, streams, and tidal water, that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by the City or the Department of Ecology; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. (Ord. 4055, 3914, 9-25-89, § 27)

Owner. The owners of fee title, mortgagees, and contract vendees.

20.50.040 P definitions.

Park, City. A recreational facility and/or open space operated by the City under the direction of the City Manager or his or her designee for the use and benefit of the general public. (Ord. 4654, 6-6-94, § 80; Ord. 4511, 4-5-93, § 4)

Park, Private. A facility under private ownership which provides passive recreation activities such as beaches, trails, camping sites, horticultural exhibits or interpretive centers. (Ord. 4654, 6-6-94, § 80; Ord. 4511, 4-5-93, § 4)

Park, Public. A recreational facility and/or open space operated by King County, the State of Washington, or other governmental agency for the use and benefit of the general public, but not including a city park. (Ord. 4654, 6-6-94, § 80; Ord. 4511, 4-5-93, § 4)

Parking, Commercial Use. Means the provision of parking to the public for a fee. (Ord. 4654, 6-6-94, § 80)

Parking, Short-Term. Means pay, validated or designated parking available to the general public for three hours or less. (Ord. 4654, 6-6-94, § 80)

Parking Space. A space of a size adequate to temporarily park a motor vehicle which has access to a public street or alley. (Ord. 4654, 6-6-94, § 80)

Parking, Temporary. Parking spaces approved by the Director of the Development Services Department for interim use during construction and site development, but in no case for use longer than one year. Upon termination of this temporary use or the expiration of one year, whichever comes first, the area occupied by the temporary parking spaces must be restored to a vegetated condition. (Ord. 4654, 6-6-94, § 80; Ord. 3498, 5-27-85, § 131)

Pedestrian Bridge, Downtown. A pedestrian connection above the public right-of-way within Downtown in conformance with LUC 20.25A.130. (Ord. 5496, 11-17-03, § 3)

Pedestrian Bridge, Medical Institution. A pedestrian connection above the public right-of-way within the Medical Institution District or between the Medical Institution District and an adjacent land use district in conformance with LUC 20.25J.070.C. (Ord. 5587, 3-7-05, § 16)

Pedestrian Connection. A continuous, readily accessible, usable area, open at either end and designed primarily to provide public access between two or more publicly accessible spaces, including perimeter sidewalks, by means of a direct route. The pedestrian connection is not a public right-of-way. (Ord. 5497, 11-17-03, § 9; Ord. 4654, 6-6-94, § 80; Ord. 2945, 2-2-81, § 24)

Pedestrian-Oriented Frontage. Building frontage devoted to uses which stimulate pedestrian activity at the ground and upper levels. Uses which compose pedestrian-oriented frontage include, but are not limited to, specialty retail stores, groceries, drug stores, shoe repair shops, cleaning establishments, floral shops, beauty shops, barber shops, department stores, hardware stores, apparel shops, art galleries, travel agencies, restaurants and theaters. Banks and financial institutions are not pedestrian-oriented uses. (Ord. 5497, 11-17-03, § 10; Ord. 4654, 6-6-94, § 80; Ord. 3309, 11-7-83, § 7)

Pedestrian Skybridge or Underground Passageway. A continuous enclosed passageway connecting two or more publicly accessible spaces, but not crossing over or under a public right-of-way. (Ord. 5496, 11-17-03, § 4; Ord. 4654, 6-6-94, § 80; Ord. 2945, 2-2-81, § 24)

Performing Arts Centers. Any structure intended and designed to house a use for the presentation of live performances of dance, drama, and music. (Ord. 5990, 2-7-11, § 3)

Permitted Use. Any use authorized or permitted alone or in conjunction with another use in a specified district and subject to the limitations of the regulations of such use district. (Ord. 4654, 6-6-94, § 80)

Personal Service Use. An establishment that provides services involving the care of a person or of a person's apparel, such as, laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops, and tailors. (Ord. 4654, 6-6-94, § 80; Ord. 3747, 1-20-87, § 24)

Personal Use Heliport. Any heliport that is used exclusively by the owner. (Ord. 5477, 10-20-03, § 7; Ord. 5475, 10-20-03, § 23; Ord. 4654, 6-6-94, § 80)

Pet Day Care. An animal service that regularly provides care for animals, which may include boarding or kennel services. (Ord. 5876, 5-18-09, § 42)

Planned Unit Development. A grouping of structures which contain certain uses occurring at a certain density, permitted subject to specified procedures and standards. (Ord. 4654, 6-6-94, § 80; Ord. 3690, 8-4-86, § 37)

Planning Director. The Director of the Development Services Department for the City of Bellevue, the Director's authorized representative or any representative authorized by the City Manager. (Ord. 5480, 10-20-03, § 35; Ord. 4654, 6-6-94, § 80)

Plat. The map or representation of a subdivision. (Ord. 4654, 6-6-94, § 80)

Plat, Short. The map or representation of a subdivision of nine parcels or less. (Ord. 4654, 6-6-94, § 80)

Plaza. A continuous open space which is readily accessible to the public at all times, open above, and designed specifically for use by people as opposed to serving as a setting for a building. (Ord. 4654, 6-6-94, § 80; Ord. 2945, 2-2-81, § 24)

Preliminary Plat. A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and restrictive covenants to be applicable to the subdivision, and other elements of a plat or subdivision which shall furnish a basis for the approval or disapproval of the general layout of a subdivision, consistent with Chapter 20.45A LUC and Chapter 58.17 RCW. (Ord. 4654, 6-6-94, § 80; Ord. 3937, 7-18-88, § 8)

Primary Structure. The structure on a site that houses the principal use. For residential uses, the primary structure houses the dwelling unit(s). For nonresidential uses, the primary structure houses the use undertaken on the site, as classified by LUC 20.10.440 and district-specific land use charts contained in Chapter 20.25 LUC. Primary structures do not include structures that contain only certain functions or equipment that support the principal use, such as sheds, garages, or mechanical equipment structures. (Ord. 5876, 5-18-09, § 42; Ord. 5683, 6-26-06, § 45)

Private Park. A facility under private ownership which provides passive recreation activities such as beaches, trails, camping sites, horticultural exhibits or interpretive centers. (Ord. 4654, 6-6-94, § 80; Ord. 4302, 11-18-91, § 17)

Private Use Heliport. Any heliport that restricts usage to the owner or persons authorized by the owner. (Ord. 5477, 10-20-03, § 8; Ord. 5475, 10-20-03, § 24; Ord. 4654, 6-6-94, § 80; Ord. 4029, 9-5-89, § 6)

Project Limit. A lot, portion of a lot or combination of lots or portions of lots treated as a single development parcel for purposes of the Land Use Code. (Ord. 4654, 6-6-94, § 80; Ord. 3219, 1-17-83, § 9)

Public Meeting. A meeting, hearing, workshop, or other public gathering of people to provide information to or obtain comments from the public or other agencies on a proposed project permit prior to the local government's decision. A public meeting is not an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the project permit application file. (Ord. 4973, 3-3-97, § 862; Ord. 4816, 12-4-95, § 962)

Public Use Heliport. Any heliport open to the general public and which does not require prior permission of the owner to land. (Ord. 5477, 10-20-03, § 9; Ord. 5475, 10-20-03, § 25; Ord. 4654, 6-6-94, § 80; Ord. 4029, 9-5-89, § 6)

Public Works Director. The Director of Public Works for the City of Bellevue, or the director of any successor department, or the Director's authorized representative. (Ord. 5480, 10-20-03, § 36; Ord. 4654, 6-6-94, § 80)

Publicly Accessible Space. An area which is open to the general public for passage, recreation or shopping during normal business hours. (Ord. 4654, 6-6-94, § 80; Ord. 2945, 2-2-81, § 24)

20.50.042 Q definitions.

Qualified Professional. A "Qualified Professional" is one who, by meeting certain defined educational, licensing or other qualifications established by the director, has the knowledge to provide expert design, engineering, habitat, or other evaluations necessary to allow the City to make a decision on a specific proposal. Where the applicant for a proposal is a City, county, state or federal agency, a Qualified Professional may include trained staff whose job functions include providing the expertise required by this code. (Ord. 5683, 6-26-06, § 46)

20.50.044 R definitions.

Rapid Charging Station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth in Chapter 19.28 RCW and consistent with the rules adopted by the Building Code Council for electric vehicle infrastructure requirements. (Ord. 5989, 2-7-11, § 10)

Reclassification. Formal procedure to change the land use district designation for a land area, also commonly known as rezoning.

Recreation Space (Common). Interior or exterior areas designed and set aside exclusively for diversion, amusement or entertainment; including, but not limited to, swimming pools, tennis courts, rest areas, or picnicking areas, located and designed for common use of all residents within a Planned Unit Development. (Ord. 4972, 3-3-97, § 94; Ord. 4816, 12-4-95, § 193)

***Recreational Vehicle.** Camper, motor home or trailer. (Ord. 5475, 10-20-03, § 26)

*Effective only within the jurisdiction of East Bellevue Community Council.

***Recreational Vehicle.** Any vehicle defined as follows:

Any wheeled, motorized vehicle manufactured, converted or altered to provide self-contained temporary living quarters for recreational, camping or travel uses, and which does not exceed 40 feet in length. Any vehicle manufactured, converted, or altered which has integral wheels for towing or can be mounted on a motorized vehicle to provide self-contained, temporary living quarters for recreational, camping or travel uses. (Ord. 5475, 10-20-03, § 26; Ord. 3985, 2-21-89, § 7)

*Not effective within the jurisdiction of East Bellevue Community Council.

Recycling Center. A collection point for small refuse items, such as bottles and newspapers, located either in a container or a small structure.

Regional Utility System. An element of a utility system, other than an Electrical Utility Facility, LUC 20.50.018, which serves a geographic area greater than the City of Bellevue and its service areas as identified by a Master Plan adopted by the City of Bellevue. Examples of a regional utility system include a Metro interceptor line and BPA transmission line. Any system which does not meet this definition is a Local Utility System, LUC 20.50.032. (Ord. 5805, 3-3-08, § 3; Ord. 3778, 5-26-87, § 3)

Religious Activity. A use operated for worship, meditation or prayer. (Ord. 4028, 7-17-89, § 17)

Religious Facility. A facility operated for worship, prayer, meditation or similar activity by an organization granted tax exempt status by the Federal Internal Revenue Service. (Ord. 3884, 2-16-88, § 5)

Remodeling, Substantial. Construction which increases the floor area of an existing building or structure by at least 20 percent. (Ord. 3653, 5-19-86, § 7)

Repair. To restore a structure to its original condition. (Ord. 4973, 3-3-97, § 205; Ord. 4816, 12-4-95, § 305)

Replacement Value. The replacement value of a structure is the amount it would cost to replace it, minus deferred maintenance. The Director of the Development Services Department shall promulgate rules for determining the replacement value of structures in the context of this Code. (Ord. 4654, 6-6-94, § 81)

Reserved Area. That portion of a parcel designated OLB-OS that is reserved as open space as described in Part 20.25L LUC. (Ord. 5403, 8-5-02, § 15)

Residence, Single-Family. See Dwelling, Single-Family.

Residents' Association, Homeowners' Association. A formally constituted nonprofit association or corporation made up of the property owners and/or residents of a fixed area; may take permanent responsibility for costs and upkeep of semi-private community facilities.

Restaurant, Sit-Down. A restaurant at which all food and drink is consumed on the premises. (Ord. 3747, 1-20-87, § 25)

Restaurant, Take-Out. A restaurant that offers a take-out service whereby food may be consumed off the premises. A take-out restaurant may have seating facilities. (Ord. 3747, 1-20-87, § 25)

Restore. To re-establish ecological processes, structures, functions and biotic and abiotic linkages that lead to the recovery of an ecosystem that has been degraded, damaged or destroyed. Restoration does not mandate a return to pre-development conditions. (Ord. 5683, 6-26-06, § 47)

Riding Academy, Commercial Stable. Any commercial or semi-public establishment where horses are kept for riding, driving or stabling. It may include structures and/or open roaming areas.

Right-of-Way, Public. All public streets and property dedicated to public use for streets together with public property reserved for public utilities, transmission lines and extensions, walkways, sidewalks, bikeways or equestrian trails.

Riprapping. The deposition of large stones, concrete, or similar materials intended to prevent or retard erosion of the shoreline waterfront.

Road, Private. A way open to vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties. This definition shall not apply to driveways. (Ord. 3775, 5-26-87, § 30)

Road, Public. All public property reserved or dedicated for street traffic.

20.50.046 S definitions.

Sales, Incidental Retail. Occasional retail sales forming a minor part of the total sales volume conducted on or from a business premises. (Ord. 4654, 6-6-94, § 82)

Sales, Retail. Sale to the ultimate consumer for direct consumption and not for resale. (Ord. 4654, 6-6-94, § 82; Ord. 4646, 5-2-94, § 1)

Sales, Trade. Sales, other than wholesale, of supplies, equipment, fixtures or hardware in small or mixed lots to other businesses, rather than to the general public. For the purpose of land use classifications, these are treated as wholesale trade. (Ord. 4654, 6-6-94, § 82)

Sales, Wholesale. Sale for resale not for direct consumption. For the purpose of land use classifications, a business primarily engaged in resale or trade sales with less than 25 percent of the square footage of sales in related retail, will be classified as wholesale. (Ord. 4654, 6-6-94, § 82; Ord. 4646, 5-2-94, § 1; Ord. 4028, 7-17-89, § 18)

Salmonid. A member of the fish family salmonidae, which includes salmon, trout, dolly varden, char and white fish. (Ord. 5683, 6-26-06, § 49)

Satellite Dish Antenna. A type of antenna together with any accompanying attachment device, consisting of a solid, open mesh, or bar configured reflective surface used to receive and/or transmit radio frequency communication signals. Such an antenna is typically in the shape of a shallow dish or cone. (Ord. 5086, 8-3-98, § 12; Ord. 4654, 6-6-94, § 82; Ord. 4028, 7-17-89, § 18)

Satellite Dish Antenna, Large. Any satellite dish that has a diameter greater than one meter (3.28 feet) located in any residential land use district or greater than two meters (6.58 feet) located in any nonresidential land use district. (Ord. 5086, 8-3-98, § 13)

Satellite Dish Antenna, Small. Any satellite dish antenna that has a diameter of less than or equal to one meter (3.28 feet) located in any residential land use district or two meters (6.58 feet) located in any nonresidential land use district. (Ord. 5086, 8-3-98, § 13)

School. An institution primarily engaged in academic instruction for all or part of the K through 12 education program, public, parochial or private, and recognized or approved as such by the State. A school may include a program for children of pre-kindergarten age so long as the proportion of pre-kindergarten age children served by the school does not exceed 25 percent of the total students. (Ord. 5431, 1-21-03, § 7; Ord. 4654, 6-6-94, § 82; Ord. 3095, 5-24-82, § 8)

Sculpture. Any form of sculpture located outside of a building. (Ord. 4654, 6-6-94, § 82; Ord. 2945, 2-2-81, § 25)

Secure Community Transition Facility. Shall have the meaning set forth in RCW 71.09.020, now or as hereafter amended. (Ord. 5404, 8-5-02, § 4)

Semiprivate Facility, Semipublic Facility. Any facility which a class or group of the public is permitted to attend or use subject to the regulations of a club or other organization owning or regulating such facility. (Ord. 4654, 6-6-94, § 82)

Senior Citizen Dwellings. Dwellings exclusively designed for and occupied by families each of which have at least one person of 62 years of age or older, and limited by the requirements of state or federal programs for housing for senior citizens to

include those individuals who are classified as head-of-household and are disabled or handicapped regardless of age. (Ord. 4654, 6-6-94, § 82; Ord. 4065, 10-23-89, § 10)

Setback. A space unoccupied by structures except where intrusions are specifically permitted by this Code. (Ord. 4654, 6-6-94, § 82; Ord. 3278, 8-1-83)

Setback, Front. Space abutting a street right-of-way, access easement or private road either from which the lot is addressed or from which the lot gains primary access, and extending the full width of the lot; and at the intersection of two public rights-of-way, space abutting each right-of-way extending the full width of the lot. (Ord. 4654, 6-6-94, § 82; Ord. 3278, 8-1-83, § 9)

Setback, Rear. Space abutting a property line and opposite to the front setback or as nearly so as the lot shape permits, and extending the full width of the lot. If more than one rear setback is described, that setback which is farthest from the front setback is the required rear setback. All others will be treated as side setbacks. If more than one front setback exists, the Director shall designate the rear setback pursuant to LUC 20.20.030. (Ord. 4973, 3-3-97, § 858; Ord. 4816, 12-4-95, § 958; Ord. 4654, 6-6-94, § 82; Ord. 3278, 8-1-83, § 9)

Setback, Side. Space abutting a property line, access easement or private road and generally between the required front and rear setback. Any setback not defined as a front or rear setback is a side setback. (Ord. 4654, 6-6-94, § 82; Ord. 3278, 8-1-83, § 9)

Sheltered Station. A structure for the protection from the elements of the waiting customers of a public transportation system. (Ord. 4654, 6-6-94, § 82)

Shelters and Storage Facilities – Temporary. A temporary shelter that does not meet the definition of a structure and is not attached to a structure, which generally may be made of canvas and metal, including but not limited to portable carports. Refer to LUC 20.20.760. (Ord. 5791, 12-3-07, § 5)

Shopping Center. A grouping of retail business and service uses on a single site with common parking facilities. (Ord. 4654, 6-6-94, § 82)

Shoreland, Shoreline. Water and submerged lands under permanent bodies of water as further defined in LUC 20.25E.010. (See RCW 90.58.030(2)(d).) (Ord. 4654, 6-6-94, § 82)

Sidewalk. See Walk. (Ord. 4654, 6-6-94, § 82)

Sight Area. An area through or across which unobstructed visibility is protected by this Code (See BCC 14.60.240). (Ord. 5089, 8-3-98, § 58; Ord. 4654, 6-6-94, § 82)

Sign. Any device or visual communication that is used for the purpose of bringing the subject thereof to the attention of the public. (Ord. 4654, 6-6-94, § 82; Ord. 3690, 8-4-86, § 38)

Significant Impact. Environmental effects of a proposed decision or action judged great enough to justify drafting an Environmental Impact Statement. (Ord. 4654, 6-6-94, § 82)

Significant Tree. A healthy evergreen or deciduous tree, eight inches in diameter or greater, measured four feet above existing grade. The Director of the Development Services Department may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain. (Ord. 4973, 3-3-97, § 202; Ord. 4816, 12-4-95, § 302; Ord. 4654, 6-6-94, § 82; Ord. 3498, 5-27-85, § 132)

Significantly Changed Conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I LUC, Amendment and Review of the Comprehensive Plan. (Ord. 5650, 1-3-06, § 6)

Single-Family. See Dwelling, Single-Family. (Ord. 4654, 6-6-94, § 82)

Site. A lot or group of lots associated with a certain application, building or buildings or other development. (Ord. 4654, 6-6-94, § 82)

Solid Planting. A planting of evergreen trees and shrubs which will prevent a through and unobscured penetration of sight or light. (Ord. 4654, 6-6-94, § 82)

Sorority. See Fraternity. (Ord. 4654, 6-6-94, § 82)

Spa. A tub, generally with heated and/or jetted water, designed for therapy and relaxation. (Ord. 4654, 6-6-94, § 82; Ord. 4055, 3914, 9-25-89, § 28)

Special Use. A use which requires a Conditional Use Permit, Administrative Conditional Use Permit, or Planned Unit Development pursuant to LUC 20.10.440 and district-specific land use charts contained in Chapter 20.25 LUC. (Ord. 5876, 5-18-09, § 43; Ord. 4654, 6-6-94, § 82; Ord. 2945, 2-2-81, § 25)

Specialty Sporting Goods. A retail sporting goods store which sells equipment and a subordinate amount of related apparel for a maximum of five sports activities. These uses may include space for practice and training areas, in addition to storage and retail sales display area. (Ord. 4654, 6-6-94, § 82; Ord. 4176, 11-26-90, § 6)

Specified Anatomical Areas.

A. Less than completely and opaquely covered human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; or

B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Ord. 4654, 6-6-94, § 82; Ord. 3884, 2-16-88, § 6)

Specified Sexual Activities.

A. Human genitals in a state of sexual stimulation or arousal;

B. Acts of human masturbation, sexual intercourse or sodomy; or

C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast. (Ord. 4654, 6-6-94, § 82; Ord. 3884, 2-16-88, § 6)

Stable, Commercial. See Riding Academy, Commercial Stable. (Ord. 4654, 6-6-94, § 82)

State. The State of Washington. (Ord. 4654, 6-6-94, § 82)

Stepback. The roof or deck area that is unoccupied by structures resulting when an upper level or portion of a building is set back from the floor(s) below. (Ord. 5587, 3-7-05, § 17)

Stock in Trade.

A. The dollar value of all merchandise readily available for purchase, rental, viewing or use by patrons of the establishment, excluding merchandise located in any store room, under the counter or in any other portion of the premises not open to patrons; or

B. The total volume of shelf space and display areas in those portions of the establishment open to patrons. (Ord. 4654, 6-6-94, § 82; Ord. 3884, 2-16-88, § 6)

Stormwater. Precipitation that does not infiltrate into the soil, or evaporate, but flows over the surface into a pipe or directly to surface water. (Ord. 5683, 6-26-06, § 49)

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above the basement, cellar or unused under-floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar or unused underfloor space shall be considered a story. (Ord. 4654, 6-6-94, § 82)

Street. A public thoroughfare which affords the principal means of access to abutting properties. (Ord. 4654, 6-6-94, § 82)

Street Frontage. See Lot Frontage. (Ord. 4654, 6-6-94, § 82)

Structure. A combination of materials constructed and erected permanently on or under the ground or attached to something having a permanent location on or under the ground. Not included are residential fences, retaining walls less than 30 inches in height, rockeries less than 30 inches in height and similar improvements of a minor character. For the purposes of Part 20.25E LUC, regulations for the Shoreline Overlay District, a different definition applies. See LUC 20.25E.017.C. (Ord. 5089, 8-3-98, § 58; Ord. 4654, 6-6-94, § 82; Ord. 4055, 3914, 9-25-89, § 28)

Structural Alterations. Any change in load or stress of the loaded or stressed members of a building or structure. (Ord. 4654, 6-6-94, § 82)

Subdivision. The division or redivision of land into 10 or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership, including all resubdivision of land. (Ord. 4654, 6-6-94, § 82; Ord. 3937, 7-18-88, § 9)

Subdivision, Short. The division or redivision of land, including a unit of land resulting from a previous subdivision, short subdivision, or revision into nine or fewer lots, tracts except nonbuilding tracts, parcels, sites or divisions, for the purpose of sale or lease or transfer of ownership. (Ord. 4654, 6-6-94, § 82; Ord. 3937, 7-18-88, § 9)

Subject Property. A lot, parcel, or group of contiguous lots or parcels owned by the same person. (Ord. 4654, 6-6-94, § 82; Ord. 2945, 2-2-81, § 25)

Subordinate Use. A use which is secondary or incidental to a permitted or principal use. These uses are governed pursuant to LUC 20.20.840. (Ord. 5876, 5-18-09, § 43; Ord. 4979, 3-17-97, § 22; Ord. 4654, 6-6-94, § 82; Ord. 4516, 4-12-93, § 2)

Superblock. In the area bounded by Main Street, 100th Avenue NE, NE 12th St., and 112th Avenue NE, superblocks are those areas bounded by the intersections of the centerlines of even-numbered avenues, or their extensions with the centerlines of even-numbered streets, or their extensions. (Ord. 4654, 6-6-94, § 82; Ord. 2945, 2-2-81, § 25)

20.50.048 T definitions.

Takeoff and Landing Area. Obstruction-free area designed for the arrival and departures of helicopters. (Ord. 5477, 10-20-03, § 10; Ord. 5475, 10-20-03, § 27; Ord. 4029, 9-5-89, § 7)

Technical Committee. A decisionmaking body composed of the Planning Director, the Director of the Development Services Department, the Public Works Director, and the Storm Drainage Utility Director, or the directors of departments that succeed to the duties of any of the above departments. (Ord. 5480, 10-20-03, § 37; Ord. 3498, 5-27-85, § 133)

Temporary Encampment. A transient or interim gathering or community comprised of Temporary Enclosures, which may include common areas designed to provide food, living, and sanitary services to occupants of the encampment; provided, that this definition shall not include recreational encampments of less than 10 days in duration. (Ord. 5615, 7-25-05, § 16)

Temporary Enclosures. Tents and other forms of portable shelter that are not permanently attached to the ground, are intended to be erected and dismantled, and are intended for temporary outdoor occupancy. "Temporary Enclosures" shall provide protection from the elements, shall be comprised of flame-resistant material or treated with flame retardant in an approved manner, shall be elevated above and shall not allow direct contact with the bare ground, shall allow for means of unobstructed ingress and egress, shall protect against the entry of rodents and insects, and shall contain at least one window to allow for ventilation. (Ord. 5615, 7-25-05, § 16)

Temporary Use Permit. A license authorizing a short-term use of property.

Toe of Slope. The lower boundary of the 40 percent slope as delineated on the slope category analysis; or in the case of landslide hazards, as delineated by the geotechnical report. (Ord. 5683, 6-26-06, § 52; Ord. 4979, 3-17-97, § 23; Ord. 4302, 11-18-91, § 18)

Top of Bank.

A. The point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for minimum distance of 50 feet measured perpendicularly from the break; and

B. For a floodplain area not contained within a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 50 feet measured perpendicularly from the edge. (Ord. 5683, 6-26-06, § 51)

Top of Slope. The upper boundary of the 40 percent slope as delineated on the slope category analysis; or in the case of landslide hazards, as delineated by the geotechnical report. (Ord. 5683, 6-26-06, § 52; Ord. 4979, 3-17-97, § 23; Ord. 4302, 11-18-91, § 18)

Touchdown Pad. The area of a heliport upon which the landing gear of a helicopter rests immediately after landing or just prior to takeoff. (Ord. 5477, 10-20-03, § 11; Ord. 5475, 10-20-03, § 28; Ord. 4029, 9-5-89, § 7)

Tract. A lot, usually several acres in area.

Trail. A deliberate, manmade pathway designed for use by pedestrians, bicyclists, horsemen, and other nonmotorized users.

***Trailer House.** Temporary living quarters pulled by a towing vehicle. (Ord. 5475, 10-20-03, § 29)

*Effective only within the jurisdiction of East Bellevue Community Council.

Transient Lodging. Lodging provided for a fee or charge in a hotel, motel, boarding house, bed and breakfast, short term stay use or other granting of any similar license to use real property for a period of less than thirty (30) days. (Ord. 5301, 6-18-01, § 5)

Transition Area. An area of a higher-intensity use district which is close to a lower-intensity use district, in which special design and other criteria are applied in order to protect the lower-intensity uses from effects of the higher-intensity uses. (Ord. 3690, 8-4-86, § 39)

Tree, Large-Diameter. A tree having a mature spread of at least 50 feet.

Tree, Small-Diameter. A tree having a mature spread of less than 50 feet.

20.50.050 U definitions.

Underground Building. A building or structure or portion thereof constructed entirely below existing or finished grade, whichever is lower. (Ord. 5089, 8-3-98, § 59)

Use. See Land Use.

Utility Facility. Public utility buildings, telephone exchanges, sewage pumping stations, gas and water substations, regional storm drainage detention facilities and similar facilities located on a specific site and necessary for the operation of a public utility. Administrative offices and physically dispersed utility systems are not included. (Ord. 5805, 3-3-08, § 4; Ord. 3778, 5-26-87, § 4)

Utility System. Physically dispersed elements through which a public utility supplies service including, but not limited to, poles and towers with crossarms, braces, guys and anchors; transmission and distribution lines; pad mounted switches, switches and above-ground transformers; underground transformers and microwave transformers; pipes; mains; interceptors; cables and underground conduits. (Ord. 3778, 5-26-87, § 4)

***Utility Trailer.** Any vehicle with integral wheels designed to be towed by a motorized vehicle to transport goods, property, equipment or livestock. (Ord. 5475, 10-20-03, § 30; Ord. 3985, 2-21-89, § 9)

*Not effective within the jurisdiction of East Bellevue Community Council.

20.50.052 V definitions.

Variance. Permission which may be granted to vary from the requirements of the Land Use Code; such variance may not amount to the permission of a use where otherwise excluded by this Code. (Ord. 3690, 8-4-86, § 40)

Vehicle. A motorized conveyance that includes, but is not limited to an automobile, car, motorcycle, small watercraft, jet ski or snowmobile in operable condition. This definition does not include inoperable vehicles as defined in LUC 20.20.470 or conveyances regulated pursuant to LUC 20.20.720 (Recreational vehicles, watercraft and utility trailers) or 20.20.890 (Trailers, boats and large vehicles). (Ord. 5297, 6-18-01 § 2)

Vendor Cart. A cart with functional wheels which is not affixed to the ground, and which is operated for the purpose of vending food, drink, or retail goods, generally no larger than six feet wide by 10 feet long by eight feet tall. (Ord. 4654, 6-6-94, § 83)

Vessel. A ship, boat, barge or any floating craft which is designed for and used for navigation and does not interfere with the normal public use of the water. (Ord. 4055, 3914, 9-25-89, § 29)

Veterinary Clinic or Hospital. The offices of one or more licensed veterinarians, including operating space, and space for the overnight keeping of animals. (Ord. 4028, 7-17-89, § 19)

20.50.054 W definitions.

Walk – Walkway – Sidewalk. A paved or improved surface designated or reserved for use by pedestrians.

Walks, Major. Major walks are those which provide for a main pedestrian traffic route through a block or to a high pedestrian traffic-generating use or to between-block crosswalks.

Walks, Minor. Minor walks are those which provide an alternate route or a branch connection to a major walk or perimeter street sidewalk.

Walkway or Sidewalk, Internal. A walkway or sidewalk which is located within the block, and which complies with the provisions of LUC 20.20.590.K.8. (Ord. 3747, 1-20-87, § 26)

Walkway or Sidewalk, Perimeter. A walkway which functions as the public sidewalk fronting on a public street. (Ord. 2945, 2-2-81, § 26)

***Watercraft.** Any vessel which is used for water travel sport or pleasure, which is greater than 12 feet in length, but does not exceed 40 feet in length or 12 feet in height as measured at the highest point when mounted on a trailer. (Ord. 5475, 10-20-03, § 31; Ord. 3985, 2-21-89, § 10)

*Not effective within the jurisdiction of East Bellevue Community Council.

Watershed. A drainage basin defined by topographic divides from which precipitation and irrigation water flows to a stream or river. (Ord. 5683, 6-26-06, § 53)

Wetland Mitigation. The following mitigation techniques comprise Wetland Mitigation:

Restoration: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland. Restoration is divided into:

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Re-establishment.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.

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Rehabilitation.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain.

Creation (Establishment): The manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

Enhancement: The manipulation of the physical, chemical, or biological characteristics of a wetland site to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water

retention, or wildlife habitat. Enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Activities typically consist of planting vegetation, controlling nonnative or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities. (Ord. 5683, 6-26-06, § 53)

Wireless Communication Facility (WCF). A WCF is any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of, but not limited to, an antenna array, transmission cables, equipment, an equipment housing structure, and a support structure used to achieve the necessary elevation. (Ord. 5460, 8-4-03, § 10; Ord. 5086, 8-3-98, § 14)

Wireless Communication Facility Antenna Array. A WCF antenna array is one or more rods, panels, discs, or similar devices, together with any accompanying device which attaches the antenna array to an existing building or structure or WCF support structure, used for the transmission or reception of radio frequency signals, which may include but is not limited to omni-directional antenna (whip), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the WCF support structure. (Ord. 5086, 8-3-98, § 14)

Wireless Communication Facility, Co-located. A co-located WCF exists when more than one wireless communications provider mounts equipment on a single building or support structure. (Ord. 5086, 8-3-98, § 14)

Wireless Communication Facility Equipment. WCF equipment consists of the power, radio and other mechanical and technical equipment ancillary to a WCF and the cabinet or vault in which the equipment is contained. (Ord. 5460, 8-4-03, § 12)

Wireless Communication Facility Equipment Housing Structure. A WCF equipment housing structure is any structure or building used to contain WCF equipment. (Ord. 5460, 8-4-03, § 13; Ord. 5086, 8-3-98, § 14)

Wireless Communication Facility Support Structure. A WCF support structure is a freestanding structure, other than a building, specifically designed and constructed to support a WCF antenna array. A WCF support structure is also the replacement of an existing utility support structure with a replacement support structure that is more than 21 feet taller than the original support structure, or located more than 10 feet away from the location of the original support structure. The structures may include a monopole, self-supporting (lattice) tower, guy-wire support tower and other similar structures. Any device that is used to attach the antenna array to the support structure is included in the definition of the antenna array and is excluded from the definition of and regulations applicable to communications towers with freestanding support structures. (Ord. 5460, 8-4-03, § 14; Ord. 5086, 8-3-98, § 14)

Wireless Signal, Fixed. A fixed wireless signal means any commercial nonbroadcast communications signal transmitted via wireless technology to and/or from a fixed customer location. Fixed wireless signals do not include, among other things, AM radio, FM radio, amateur ("HAM") radio, Citizen's Band (CB) radio, and Digital Audio Radio Service (DARS) signals. (Ord. 5460, 8-4-03, § 12)

Work of Art. Any form of original creation of visual art. (Ord. 2945, 2-2-81, § 26)

20.50.058 Y definitions.

***Yard.** The area between the existing building line and the property line. (Ord. 5475, 10-20-03, § 32; Ord. 3985, 2-21-89, § 11)

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